

002697004

002697006

002697005

002697000

002697007

002697002

Sec. 12
TOWN 14
RNG. 8E

002697001

002697003

3/2/2021

Saunders County Assessor



Parcel Information	
Parcel ID	002697002
Links	Photo #1
Area #	
Current Owner	ALTEN, LLC
Mailing Address	ATTN: DALE GRAY / CONTROLLER 1344 COUNTY ROAD 10 MEAD, NE 68041-4036
Situs Address	1332 COUNTY ROAD 10
Tax District	10-9903
School District	6146 (MEAD 72)
Legal Description	BAL N1/2 & PT N1/2 S1/2 12-14-8 (92.27 ACRES)
Class	Commercial

Current Value Information			
Land Value	Dwelling Value	Improvement Value	Total Value
\$877,960	\$9,750,000	\$0	\$10,627,960

Prior Year Value Information				
Year	Land Value	Dwelling Value	Improvement Value	Total Value
2019	\$877,960	\$9,750,000	\$0	\$10,627,960

3/2/2021

Saunders County Assessor



Yearly Tax Information		
Year	Amount	Levy
2020	\$3,136.46	1.945702

2020 Tax Levy	
Description	Rate
COUNTY GENERAL	0.217043
COUNTY BLDG	0.002427
COUNTY FLOOD CONTROL	0.001862
COUNTY-BONDS ONLY	0.024714
MEAD GENERAL	0.809915
#72 SPECIAL BLDG	0.139977
ESU #2 GENERAL	0.015000
TECH COLLEGE GENERAL	0.073700
SE COM COL CAP IMPT FUND	0.020000
PLATTE NORTH GENERAL	0.033831
MEAD GENERAL	0.020000
MEAD AMBULANCE	0.000800
MEAD SINKING FUND	0.019200
MEAD BOND	0.014534
MEAD GENERAL	0.250994
MEAD BOND	0.243514
WAHOO RURAL TWP GENERAL	0.050639
AG SOCIETY	0.006695
AG SOCIETY IMPROVEMENT FUND	0.000857
TIF-MEAD-E3-BIOFUELS	0.000000

Sales Information					
Sale Date	Sale Price	Book & Page	Seller	Buyer	Other Parcels
11/22/2010	\$6,000,000.00	399 / 1241	E3 BIO FUELS MEAD LLC	ALTEN, LLC	

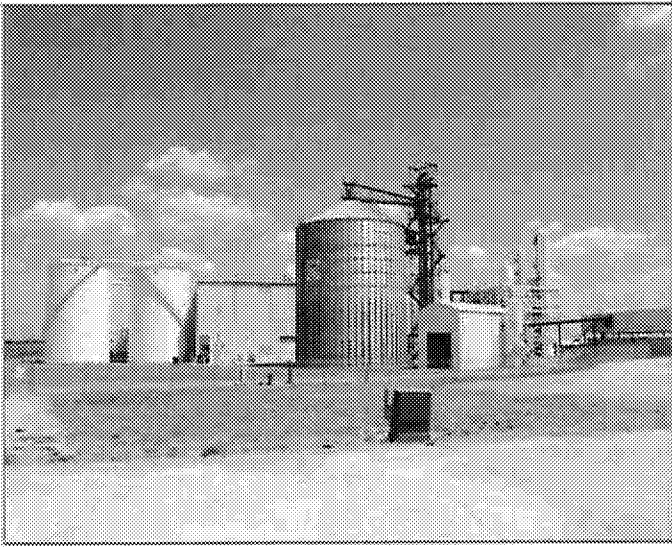
Land Information		
Lot Basis	Square Feet	Acres
Lump Sum	0	0

3/2/2021

Saunders County Assessor

gWorks

Photo



Nebraska Secretary of State

JBGB INVESTMENTS, L.L.C.

Tue Mar 2 16:45:34 2021

SOS Account Number

10124231

Status

Active

Principal Office Address3312 PETERSON PLACE
THE VILLAGES, FL 32163
USA**Registered Agent and Office Address**JERRY L. PFLANZ
741 PIER 2
LINCOLN, NE 68528**Designated Office Address**741 PIER 2
LINCOLN, NE 68528**Nature of Business**

Not Available

Entity Type

Domestic LLC

Qualifying State: NE

Date Filed

Jun 16 2009

Next Report Due Date

Jan 01 2023

Filed Documents

Filed documents for JBGB INVESTMENTS, L.L.C. may be available for purchase and downloading by selecting the Purchase Now button. Your Nebraska.gov account will be charged the indicated amount for each item you view. If no Purchase Now button appears, please contact Secretary of State's office to request document(s).

Document	Date Filed	Price	
Articles Limited	Jun 16 2009	\$1.35 = 3 page(s) @ \$0.45 per page	Purchase Now
Proof of Publication	Jul 16 2009	\$0.45 = 1 page(s) @ \$0.45 per page	Purchase Now
Biennial Report	Feb 03 2011	\$0.45 = 1 page(s) @ \$0.45 per page	Purchase Now
Change of Agent or Office	Mar 25 2011	\$0.45 = 1 page(s) @ \$0.45 per page	Purchase Now
Biennial Report	Feb 08 2013	\$0.45 = 1 page(s) @ \$0.45 per page	Purchase Now

Document	Date Filed	Price	
Biennial Report	Jan 24 2015	\$0.45 = 1 page(s) @ \$0.45 per page	Purchase Now
Biennial Report	Jan 22 2017	\$0.45 = 1 page(s) @ \$0.45 per page	Purchase Now
Record of Determination	Apr 06 2019	\$0.45 = 1 page(s) @ \$0.45 per page	Purchase Now
Biennial Report	Apr 18 2019	\$0.45 = 1 page(s) @ \$0.45 per page	Purchase Now
Biennial Report	Jan 19 2021	\$0.45 = 1 page(s) @ \$0.45 per page	Purchase Now

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\$6.50

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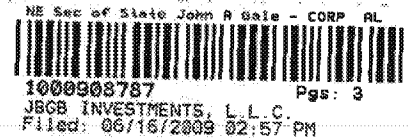
\$10.00

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**ARTICLES OF ORGANIZATION
OF
JBGB INVESTMENTS, L.L.C.**



The undersigned, acting as the organizers of JBGB INVESTMENTS, L.L.C., under the Nebraska Limited Liability Company Act, Neb. Rev. Stat. 21-2601 et seq., as amended, adopts the following Articles of Organization:

**I.
NAME OF COMPANY**

The name of the limited liability company is JBGB INVESTMENTS, L.L.C. (the "Company").

**II.
PERIOD OF DURATION**

The Company will have perpetual duration.

**III.
PURPOSE**

The Company is organized for the purpose of engaging in any legal and lawful activity incident thereto allowed pursuant to the Nebraska Limited Liability Company Act.

**IV.
REGISTERED OFFICE AND AGENT**

The Company's principal place of business in Bennet, Nebraska is at the address of its initial registered agent, and the name and address of the initial registered agent at that address is as follows:

Jerry L. Pflanz
14800 Yankee Hill Road
Bennet, NE 68317

**V.
MEMBERS; CONTRIBUTIONS**

The Members of the Company shall be those persons and entities identified in the Operating Agreement. The initial Members of the Company and the capital contributions of those initial Members for 100% of the Capital of the Company are:

Jerry L. Pflanz - Capital Contribution - \$100.00
Robert W Brandt - Capital Contribution - \$100.00

**VI.
MEMBERS; ADDITIONAL CONTRIBUTIONS**

The Members have not agreed to make any additional contributions, but may agree to do so in the future upon the terms and conditions set forth in the Operating Agreement. Additional rights and preferences of the Members are set forth in the Operating Agreement.

**VII.
ADDITIONAL MEMBERS**

The Members reserve the right to admit additional Members upon the agreement of the Members as to the admission of, and the consideration to be paid by, such new Members, and subject to the terms and conditions of the Company's Operating Agreement.

**VIII.
OPERATING AGREEMENT**

The Operating Agreement of the Company shall be executed by each Member of the Company and shall set forth all provisions for the affairs of the Company and the conduct of its business to the extent that such provisions are not inconsistent with law or these Articles.

**IX.
MANAGERS**

The business and affairs of the Company shall be managed by its Manager or Managers. The name and business addresses of the initial Managers are:

Jerry L. Pflanz
14800 Yankee Hill Road
Bennet, NE 68317

Robert W Brandt
1841 "F" Road
Unadilla, NE 68448

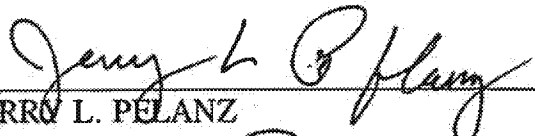
The Manager, as defined in the Operating Agreement, shall be selected by the Members as provided in the Operating Agreement.

**X.
LIABILITIES OF MEMBERS AND MANAGERS**

Members and Managers of the Company are not liable under a judgment, decree or order of a court, or in any other manner, for a debt, obligation or liability of the Company. A Member,

Manager, or former Member or Manager of the Company shall be indemnified by the Company against expenses actually and reasonably incurred in connection with the defense and settlement of any civil or criminal action, suit, or proceeding in which he or she is made a party by reason of being or having been a Member or Manager except in matters as to which he or she is adjudged liable in the action, suit, or proceeding for gross negligence, reckless disregard of duty, knowing violation of law, or breach of a fiduciary duty, or any other act for which indemnification is denied by a vote of a majority in interest of all Members, regardless of whether such Members have the right to vote for the election of Managers. In addition, the Company shall indemnify any other person as set forth in the Operating Agreement.

IN WITNESS WHEREOF, the undersigned have caused these Articles of Organization to be executed this 5th day of JUNE, 2009.


JERRY L. PELANZ


ROBERT W BRANDT

6

3/2/2021

Saunders County Assessor



Parcel Information

Parcel ID	002697006
Links	Photo #1
Area #	2
Current Owner	ALTEN, LLC
Mailing Address	ATTN: DALE GRAY / CONTROLLER 1344 COUNTY ROAD 10 MEAD, NE 68041-4036
Situs Address	
Tax District	10-9903
School District	6146 (MEAD 72)
Legal Description	TR W1/2 12-14-8 (57.35 ACRES)
Class	Commercial

Current Value Information

Land Value	Dwelling Value	Improvement Value	Total Value
\$359,229	\$2,404,864	\$0	\$2,764,093

Prior Year Value Information

Year	Land Value	Dwelling Value	Improvement Value	Total Value
2019	\$376,820	\$2,404,864	\$0	\$2,781,684

3/2/2021

Saunders County Assessor



Yearly Tax Information		
Year	Amount	Levy
2020	\$1,949.42	1.945702

2020 Tax Levy	
Description	Rate
COUNTY GENERAL	0.217043
COUNTY BLDG	0.002427
COUNTY FLOOD CONTROL	0.001862
COUNTY-BONDS ONLY	0.024714
MEAD GENERAL	0.809915
#72 SPECIAL BLDG	0.139977
ESU #2 GENERAL	0.015000
TECH COLLEGE GENERAL	0.073700
SE COM COL CAP IMPT FUND	0.020000
PLATTE NORTH GENERAL	0.033831
MEAD GENERAL	0.020000
MEAD AMBULANCE	0.000800
MEAD SINKING FUND	0.019200
MEAD BOND	0.014534
MEAD GENERAL	0.250994
MEAD BOND	0.243514
WAHOO RURAL TWP GENERAL	0.050639
AG SOCIETY	0.006695
AG SOCIETY IMPROVEMENT FUND	0.000857
TIF-MEAD-E3-BIOFUELS	0.000000

Sales Information					
Sale Date	Sale Price	Book & Page	Seller	Buyer	Other Parcels
09/05/2014	\$593,573.00	453 / 1197	RAINIER RESOURCES HOLDINGS 1 LLC	ALTEN, LLC	

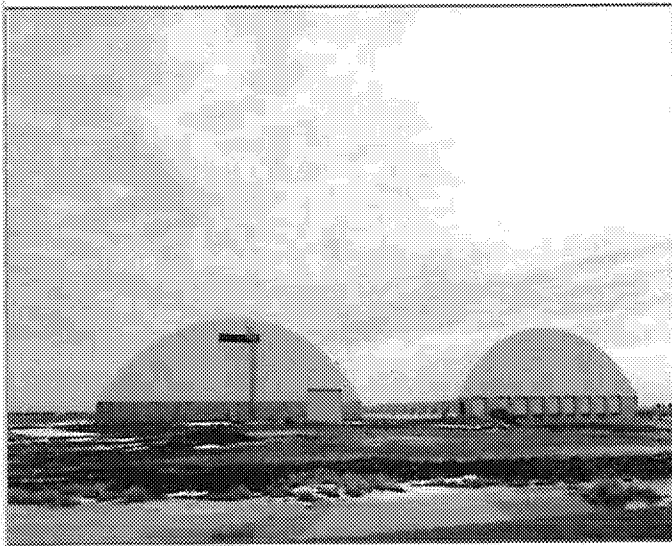
3/2/2021

Saunders County Assessor

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Agricultural Land Information

Soil Symbol	Soil Desc	Landuse	LVG	Spot LVG	Unit Value	Acres	Total Value
7340	7340-FILBERT SILT LOAM 0-1% SLOPES	IRRIGA	2A1		N/A	9.97	68,295
COMSI	COMSI	SITE			N/A	9.85	49,250
7340	7340-FILBERT SILT LOAM 0-1% SLOPES	DRY	2D1		N/A	0.52	3,266
7105	7105-YUTAN SILTY CLAY LOAM-TERRACE 2-6% SLOPES-ERODED	IRRIGA	2A		N/A	31.42	208,629
ROAD	ROAD	ROAD			N/A	1	0
7105	7105-YUTAN SILTY CLAY LOAM-TERRACE 2-6% SLOPES-ERODED	DRY	1D		N/A	4.59	29,789
					Totals	57.35	359,229

Photo

Nebraska Secretary of State

AM JJ INVESTMENTS, LLC

Tue Mar 2 16:49:01 2021

SOS Account Number

10200411

Status

Active

Principal Office Address2350 CR Y
MORSE BLUFF, NE 68648
USA**Registered Agent and Office Address**BRUCE L. WILLIAMS
2350 COUNTY ROAD Y
MORSE BLUFF, NE 68648**Designated Office Address**2350 COUNTY ROAD Y
MORSE BLUFF, NE 68648**Nature of Business**

Not Available

Entity Type

Domestic LLC

Qualifying State: NE

Date Filed

Nov 21 2014

Next Report Due Date

Jan 01 2023

Filed Documents

Filed documents for AM JJ INVESTMENTS, LLC may be available for purchase and downloading by selecting the Purchase Now button. Your Nebraska.gov account will be charged the indicated amount for each item you view. If no Purchase Now button appears, please contact Secretary of State's office to request document(s).

Document	Date Filed	Price	
Certificate of Organization	Nov 21 2014	\$1.35 = 3 page(s) @ \$0.45 per page	Purchase Now
Proof of Publication	Dec 24 2014	\$0.45 = 1 page(s) @ \$0.45 per page	Purchase Now
Biennial Report	Jan 30 2015	\$0.45 = 1 page(s) @ \$0.45 per page	Purchase Now
Biennial Report	Jan 12 2017	\$0.45 = 1 page(s) @ \$0.45 per page	Purchase Now
Biennial Report	Jan 14 2019	\$0.45 = 1 page(s) @ \$0.45 per page	Purchase Now

Document	Date Filed	Price	
Biennial Report	Jan 15 2021	\$0.45 = 1 page(s) @ \$0.45 per page	Purchase Now

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CERTIFICATE OF ORGANIZATION

OF

AM JJ INVESTMENTS, LLC

NE Sec of State John A Galt - CORP CRTD
1001386016 Pgs: 3
AM JJ INVESTMENTS, LLC
Filed: 11/21/2014 02:05 PM

The undersigned, desiring to form a limited liability company for the purposes hereinafter set forth, under and in conformity with the laws of the State of Nebraska do hereby make this written certificate in duplicate and hereby verify:

1. **Name.** The name of the company shall be AM JJ Investments, LLC
2. **Duration.** The period of duration of the company shall be perpetual.
3. **Purpose.** This company is organized to engage in and to do any lawful act concerning any and all lawful business, other than banking or insurance, for which a limited liability company may be organized under the laws of Nebraska.
4. **Initial Designated Office - Initial Agent for Service of Process.** The address of the initial designated office of the company in Nebraska is:

2350 County Road Y
Morse Bluff, NE 68648

The name and address of the company's initial agent for service of process in Nebraska is:

Bruce L. Williams
2350 County Road Y
Morse Bluff, NE 68648

5. **Property Contributed.** The total amount of cash and property other than cash contributed by the organizational members as capital is described on Exhibit A attached hereto. The agreed value of the property, other than cash, contributed to the Company is also set forth on Exhibit A.

6. **Additional Contribution.** No additional contributions have been agreed to be made by any members in the future at any time or on any conditions.

7. **Additional Members.** The members of the company have the right to admit additional members from time to time, upon unanimous approval and upon additional terms and conditions of admission as may be determined by the members at the time of admission. Except as provided in the Operating Agreement, the interests of the members in the company may not be transferred or assigned.

8. **Right to Continue Business.** In the event of the death, retirement, resignation, expulsion, bankruptcy or dissolution of a member or the occurrence of any other event which terminates the continued membership of a member in the limited liability company, then by unanimous consent the remaining members of the company have the right to continue to do business of the company, at their election and option.

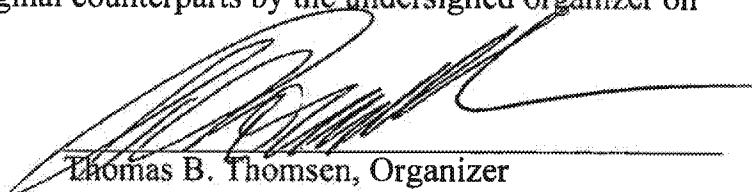
9. **Management.** Management of the company shall be vested in its members in proportion to their contribution to the capital of the company, as adjusted from time to time, to reflect additional contributions or withdrawals by the members.

10. **Members.** The names and addresses of the members are:

<u>Member's Name</u>	<u>Address</u>
Bruce L. Williams	2350 County Road Y Morse Bluff, NE 68648
Amy M. Williams	2350 County Road Y Morse Bluff, NE 68648
Mitchell P. Williams	1074 Iowa Ct. Fremont, NE 68025

11. **Internal Affairs.** The regulation of the internal affairs of the company are set forth in the Operating Agreement of the company and shall govern the operation of the business and the members accordingly.

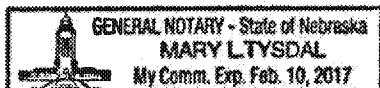
EXECUTED in duplicate original counterparts by the undersigned organizer on November 19, 2014.


Thomas B. Thomsen, Organizer

STATE OF NEBRASKA)
)ss
COUNTY OF DODGE)

On this 19th day of November, 2014, before me a Notary Public in and for said county, personally appeared Thomas B. Thomsen, to me personally known to be the identical person whose name is affixed to the foregoing instrument, and acknowledged the execution of the same to be his voluntary act and deed, for the purpose therein set forth.

WITNESS, my hand and official seal the day and year last above written.



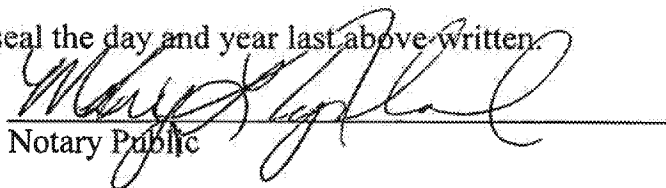

Notary Public

EXHIBIT A

CASH CONTRIBUTED

Bruce L. Williams	\$25.00	25%
Amy M. Williams	\$25.00	25%
Mitchell P. Williams	\$50.00	50%
TOTAL	\$100.00 =	100%

